



**CEQA and COASTAL DETERMINATIONS
and
NOTICE OF APPROVAL**

Project: Tideland Use and Occupancy Permit to Maritime Museum Association of San Diego for Parking
Location: 1492 North Harbor Drive, San Diego, CA 92101
Parcel No.: 017-046
Project No.: 2020-040A
Applicant: Maritime Museum Association of San Diego, 1492 North Harbor Drive, San Diego, CA 92101
Date Approved: 9/4/2025

PROJECT DESCRIPTION

The proposed project is a renewal of a Tideland Use and Occupancy Permit (TUOP) to the Maritime Museum Association of San Diego (Tenant) for the use of seven (7) parking spaces at 1492 North Harbor Drive in San Diego, California. The area proposed for use under this TUOP will be used only and exclusively for reserved parking for employees and invitees of the San Diego Maritime Museum, except for the temporary food truck use that is permitted (on Saturdays and Sundays between the hours of 10:00 a.m. and 5:00 p.m. for up to six months) within the same seven (7) parking spaces under a separate TUOP, and for no other purpose whatsoever without the prior written consent of the Executive Director of the District. The Tenant will be responsible for compliance with all laws and regulations associated with the activities on or in connection with the above-described premises, and in all uses thereof, including those regulating stormwater and hazardous materials. No new development, construction, or increase in the size of the Tenant's leasehold or the TUOP area is proposed or authorized as part of this TUOP.

The TUOP is for a total of five (5) years, and may be terminated by Executive Director of District or their duly authorized representative or Tenant as a matter of right and without cause at any time upon the giving of thirty (30) days' notice in writing to the other party of such termination.

The following categorical determinations are based on the project submittal and all project information known to the District as of the date of this determination.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

CATEGORICAL DETERMINATION

Categorical Exemption:

- 3.a. Existing Facilities: Includes operation, repair, maintenance, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that previously existing, including but not limited to:
 - (4) New and renewed short-term tenancy agreements which do not result in change in the existing use. This exemption does not apply to any new development associated with the activities of the tenant. This exception is also inapplicable if the cumulative impact of continuing the existing use or conditions in the same place, over time, is significant.

The proposed project is determined to be Categorically Exempt pursuant to the CEQA Guidelines and the Section of the District's *Guidelines for Compliance with CEQA* as identified above because it would involve no expansion of use beyond that previously existing. Parking in the surrounding area consists of a combination of metered and reserved parking for a variety of uses, including but not limited to restaurants, recreational, and office. The parking spaces on the project site are currently reserved spaces for the Tenant's use and are not currently used for public parking. The Tenant's utilization of the seven parking spaces would continue to meet the existing and proposed parking demand of the Tenant; thus, the TUOP would not result in any significant cumulative impacts due to the continuation of the existing use. The District has determined none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).

Pursuant to CEQA Guidelines Section 15062, a 35-day statute of limitations for this CEQA exemption shall apply from the date a Notice of Exemption is posted with the San Diego County Clerk, or a 180-day statute of limitations for this CEQA exemption shall apply if no Notice of Exemption is filed.

CALIFORNIA COASTAL ACT

PORT MASTER PLAN CONSISTENCY

Planning District: 3 - Centre City Embarcadero (Precise Plan Figure 11)

Land Use Designation: Park/Plaza

The proposed project conforms to the certified Port Master Plan because it would involve the renewal of a short-term tenancy agreement consistent with the existing certified Land Use designation. The proposed project would not change the use of the site nor would it interrupt or expand the existing conforming uses of the site.

CATEGORICAL DETERMINATION

The proposed project would renew an existing real estate agreement through issuance of a TUOP. The proposed project does not constitute "development" as defined in Section 30106 of the California Coastal Act, or "new development" pursuant to Section 1.a. of the District's Coastal Development Permit (CDP) Regulations. Therefore, issuance of a CDP or categorical exclusion is not required.

CALIFORNIA PUBLIC TRUST DOCTRINE

The proposed project complies with Section 87.(a)(2) of the Port Act, which allows for all visitor-serving commercial and industrial uses and purposes. The Port Act was enacted by the California Legislature and is consistent with the Public Trust Doctrine. Consequently, the proposed project is consistent with the Public Trust Doctrine.

SCOTT CHADWICK
President/CEO

Determination by:
Anna Buzaitis
Program Director, Planning
Planning Department

Signature: Anna Buzaitis
Date: 9/4/2025

Assistant/Deputy General Counsel

Signature: Rebecca Harrington
Date: 9/4/2025